

LOT 24
IN OR 1213/1367
ESMT PT OR 1117/1699

ST CLAIR DANIEL D & WANDA F
86093 KENSINGTON COURT
YULEE, FL 32097

2025

51-3N-27-1626-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4039.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	2004	2,170	273,404
FGR	444	55	2004	244	30,742
FOP	36	30	2004	11	1,386
FOP	194	30	2004	58	7,308

TOTALS	2,844			2,483	312,839
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00
2	0861	POOL GUNIT	0	100	32	16	512.00	SF	102.00
3	0855	CONC PAVER	0	100	0	0	808.00	SF	12.00
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,320.00
5	0911	SCRN RM A	0	100	44	30	1,320.00	SF	21.00
6	0812	CONCRETE C	0	100	0	0	1,437.00	SF	4.80
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,483	116.3712	139.65	346,751	2004	2004	0	0	9.78	90.22

1 SINGLE FAM - 100% - 2005

Heated Area: 2170

HX Base Yr 2005

The diagram is a floor plan with three labeled areas: FOP 2004 (top right), BAS 2004 (middle right), and FGR 2004 (bottom left). Dimensions are provided for all walls and openings. The top wall of the FOP area has a total length of 20, with a small opening of 2.9 and a larger opening of 3. The right wall of the FOP area is 12. The bottom wall of the FOP area is 12, with a small opening of 2. The left wall of the FOP area is 10. The bottom wall of the BAS area is 12, with a small opening of 2. The right wall of the BAS area is 44. The bottom wall of the FGR area is 21, with a small opening of 2. The left wall of the FGR area is 24. The bottom wall of the FGR area is 29. The bottom wall of the FGR area is 11, with a small opening of 4. The bottom wall of the FGR area is 9, with a small opening of 4. The bottom wall of the FGR area is 11, with a small opening of 2. The bottom wall of the FGR area is 13.

86093 KENSINGTON CT, YULEE	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2004	2004	3	87	3,654	
2	0861	POOL GUNIT	0	100	32	16	512.00	SF	102.00	102.00	100	2004	2004	3	32	16,712	
3	0855	CONC PAVER	0	100	0	0	808.00	SF	12.00	12.00	100	2004	2004	3	83	8,048	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,320.00	1,320.00	100	2004	2004	3	21	277	
5	0911	SCRN RM A	0	100	44	30	1,320.00	SF	21.00	21.00	100	2004	2004	3	21	5,821	
6	0812	CONCRETE C	0	100	0	0	1,437.00	SF	4.80	4.80	100	2004	2004	3	83	5,725	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2004	2004	3	21	504	

TOTAL OB/XF													40,741	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,839	
TOTAL MARKET OB/XF VALUE		40,741	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		438,580	
SOH/AGL Deduction		226,842	
ASSESSED VALUE		211,738	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		161,016	
TOTAL JUST VALUE		438,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		422,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003680	REPAIR/RRF	12,600	04/26/2017
R10503	REPAIR/RRF	300	06/01/2007
B0413062	ADDITION	8,800	06/01/2004
0311660	NEW CONSTR	154,813	09/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1213/1367	3/09/2004	WD	Q	I		182,300			
GRANTOR: HALLMARK HOMES INC									
GRANTEE: ST CLAIR DANIEL D &									
1165/1397	8/26/2003	WD	U	V	19	23,500			
GRANTOR: PAGE HILL ASSOCIATES									
GRANTEE: HALLMARK HOMES INC									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004;ORIG=0,0] W20 S12 W12 N2 W5 N10 W1 U2L2 W3 D2L2 W20 S24 E9 N2 E12 S20 E11 E9 E11 S2 E13 N44 \$									
FGR=[YR=2004;ORIG=-65,24] S20 E21 N2 N20 W12 S2 W9 \$									
FOP=[YR=2004;ORIG=-20,0] W17 S10 E5 S2 E12 N12 \$									
FOP=[YR=2004;ORIG=-33,42] S4 E9 N4 W9 \$									